



## **Filing Receipt**

**Filing Date - 2025-04-03 11:36:49 AM**

**Control Number - 57435**

**Item Number - 484**

# **CY 2025 Registration of Submetered or Allocated Utility Service**

**Registration Number: S10643**

## **Property Owner**

3210 Gulf Freeway Holdings LLC  
3210 Gulf Freeway  
Texas City, TX 77591  
(409) 750-3646  
smartlivingtexascity@betterworldllc.com

## **Property Manager**

Better World Properties  
350 Glenborough Dr Ste 200  
Houston, TX 77067  
(713) 559-6975  
ygonzalez@betterworldllc.com

## **Property Where Utility Service Is Provided**

Smart Living at Texas City  
3210 Gulf Freeway  
Texas City, TX 77591  
(409) 750-3646  
Ygonzalez@betterworldllc.com

**Property Type:** Apartment (Apartment House)

## **Information on Utility Service**

**Tenants are billed for?** Both Water and Wastewater  
**Submetered or Allocated?** Changing from Submetered to Allocated  
**Name of utility providing service:** City of Texas City

## **Changing from Submetered to Allocated**

Changing from submetered to allocated has been requested.

### **Method Used to Allocate Utility Charges**

The following methods are used:

- Occupancy Method
- Occupancy and Size of Rental Unit, Percentage = 50%

### **Method Used to Offset Charges for Common Areas**

The following methods were checked:

- All common areas and the irrigation system(s) are metered or submetered.

### **Required Documents Uploaded**

The following documents were required:

- Letter requesting change from submetered to allocated.

The following documents were uploaded:

- Smart Living at Texas City.pdf
- SLTC Water bill 3.25.pdf

### **Filing Party**

This registration was filed by the Property Manager.



April 3, 2025

Public Utility Commission of Texas

Chris Burch, Director, Consumer Protection Division

Re: Smart Living at Texas City S10643

Dear Mr. Burch,

Please accept this letter as a formal request to change Smart Living at Texas City (S10643) from submeter to allocated billing. Smart Living at Texas City is located at 3210 Gulf Freeway in Texas City, Texas 77591.

The prior management company or construction registered this asset as a submeter which is incorrect. The asset only has two meters; one for irrigation and one for water/sewer. Therefore, upon my registration I was informed of this information and instructed to submit a letter with proper backup. Please see attached water bill reflecting the two meters.

Please reach out if any additional information is needed.

Thank you for your time and assistance on this matter.

Sincerely,

*Yvonne Gonzalez*

Yvonne Gonzalez

Senior Regional Supervisor

C: 832-549-1869

E: Ygonzalez@BetterWorldLLC.com



CITY OF TEXAS CITY  
 PO BOX 3837  
 TEXAS CITY, TX 77592-3837  
 (409) 643-5923

**UTILITY BILL  
 REMIT PORTION**

Please write your Account Number on your check and enclose this portion of bill with your payment.

Service Address	Bill Number	Account # - Customer #	Current Billing Due Date	Amount Due
3210 GULF FREEWAY	2309771	31448 - 40154	04/07/2025	\$6,474.08
			Disconnect Date	Amount Due
			04/10/2025	\$7,146.49

3210 GULF FREEWAY OWNER LLC  
 3210 GULF FREEWAY  
 TEXAS CITY, TX 77591

00186042025502309771000006474084

✂ Detach and return the portion above with your payment ✂



CITY OF TEXAS CITY  
 PO BOX 3837  
 TEXAS CITY, TX 77592-3837  
 (409) 643-5923

**UTILITY BILL**

**Customer Copy**  
 Keep this portion for your records

**NOTE: Please read the back of your bill for important information concerning your water bill.**

Customer Name				Service Address					
3210 GULF FREEWAY OWNER LLC				3210 GULF FREEWAY					
Bill Number	Bill Date	Account Number - Customer Number				Current Billing Due Date			
2309771	03/10/2025	31448 - 40154				04/07/2025			
Description	Meter	Previous Read Date	Current Read Date	Previous Meter Reading	Current Meter Reading	Read Code	Usage (1000 gal.)	Charge	
WATER	19339016	01/26/2025	02/26/2025	87	87	A	0	\$6146.48	
WATER	19339016	01/26/2025	02/26/2025	19274	19877	A	603	\$0.00	
SEWER								\$327.60	
HISTORY PERIOD				BILLED USAGE				READ CODE: A = Actual E = Estimate F = Final W = Water Co Estimate	
CURR				0				Total Current Billing	
01/25				629				Past Due Balance	
12/24				595				Total Amount Due.	
11/24				628				\$6,474.08	
10/24				593				Total Due After Due Date	
09/24				592				On or After Disconnect Date	
08/24				465				<b>\$7,121.49</b>	
								<b>\$7,146.49</b>	
PAY YOUR BILL ONLINE @ WWW.TEXASCITYTX.GOV OR CALL 844-793-0466 OR AT YOUR LOCAL H-E-B, KROGER, FOODARAMA OR WALMART. WE ALSO HAVE NEW CUSTOMER SERVICE HOURS: MON-THU 7:30AM-5:30PM AND FRI 7:30AM-4:30PM.									

PLEASE MAKE CHECKS PAYABLE TO:  
**City of Texas City**

Mail to:

City of Texas City  
Water Department  
P.O. Box 3837  
Texas City, TX 77592-3837

*Customer Service/Water Billing Department*  
IMPORTANT INFORMATION PLEASE READ

1. THE WATER BILL IS DUE UPON RECEIPT BUT CAN BE PAID WITHOUT PENALTY IF PAID ON OR BEFORE CURRENT BILLING DUE DATE AS STATED ON THIS BILL. YOU WILL NOW HAVE 30 DAYS TO PAY INSTEAD OF THE PREVIOUS 15 DAYS. HOWEVER, A SECOND NOTICE WILL **NOT** BE SENT AS THE DISCONNECT DATE IS ALSO STATED ON THIS BILL.
2. A 10% PENALTY WILL BE ASSESSED ON THE NEXT BUSINESS DAY IF PAYMENT IS NOT POSTED TO THE ACCOUNT BY 5PM ON THE CURRENT BILLING DUE DATE.
3. PAYMENTS MUST BE POSTED TO THE ACCOUNT **BEFORE** THE DISCONNECT DATE TO AVOID INTERRUPTION OF SERVICE AND/OR A SERVICE FEE OF \$25. THE SERVICE FEE IS ADDED TO THE ACCOUNT AT THE TIME THE DISCONNECT LIST IS GENERATED AND WILL NOT BE WAIVED, EVEN IF THE WATER IS NOT YET DISCONNECTED. DROPPING A PAYMENT IN THE AFTER HOURS DEPOSIT BOX IS NOT CONSIDERED POSTED TO THE ACCOUNT.
4. ON OR AFTER DISCONNECT DATE, ALL PAST DUE CHARGES/FEEES MUST BE PAID BY CASH, DEBIT, OR CREDIT CARD BEFORE SERVICES WILL BE RESTORED. IF PAYMENT IS NOT POSTED TO THE ACCOUNT WITHIN 5 DAYS OF DISCONNECT, THE ACCOUNT WILL BE FINALED AND THE DEPOSIT WILL BE APPLIED.
5. IT IS ILLEGAL TO REMOVE THE YELLOW TAG FROM THE METER AND TURN THE METER BACK ON WITHOUT PROPER PAYMENT. IF IT IS DISCOVERED THAT THE METER IS TURNED BACK ON WITHOUT PAYMENT, THE METER WILL BE PULLED AND A FEE OF \$100 WILL BE ADDED TO THE ACCOUNT. YOU COULD ALSO FACE PROSECUTION FOR THEFT OF UTILITY SERVICES.
6. AN AFTER HOURS DEPOSIT BOX IS LOCATED IN THE LIBRARY DRIVE-THRU. PAYMENTS DROPPED AFTER 8 A.M. WILL BE POSTED ON THE NEXT BUSINESS DAY. PAYMENTS MAY ALSO BE MADE ONLINE AT [WWW.TEXASCITYTX.GOV](http://WWW.TEXASCITYTX.GOV) OR OVER THE PHONE FOR A FEE. IF YOU ARE MAKING A PAYMENT ON A DISCONNECT DATE, PLEASE CALL CUSTOMER SERVICE AT 409-643-5923 TO NOTIFY THEM OF YOUR PAYMENT.